LOT 84
EGANS BLUFF NORTH PB 5/272

MULLIGAN CORRINE R L/E/
1923 STERLING LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

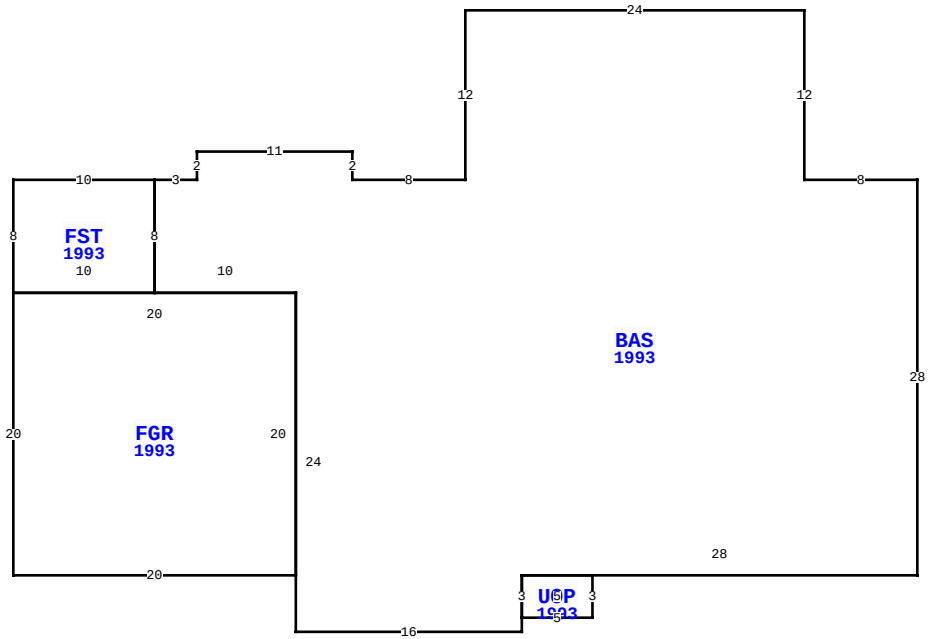
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	1993	1,686	244,500
FGR	400	55	1993	220	31,904
FST	80	55	1993	44	6,381
UOP	15	20	1993	3	435
TOTALS	2,181			1,953	283,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,953	124.8716	173.57	338,982	1990	1990	0	0	0	16.45	83.55

1 SNGL FAM 100% - 2021 Heated Area: 1686 HX Base Yr 2021



1923 STERLING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		283,219
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		465,459
SOH/AGL Deduction		171,014
ASSESSED VALUE		294,445
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		238,034
TOTAL JUST VALUE		465,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7435	NEW CONSTR	10,180	08/02/1991
6526	NEW CONSTR	1,800	03/01/1990
03317	H/AC	2,300	03/01/1990
3807	NEW CONSTR	2,400	02/12/1990
6271	NEW CONSTR	51,076	02/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2834/787	12/10/2025	WD	U	I	11	100
GRANTOR: MULLIGAN CORRINE R						
GRANTEE: MULLIGAN QUINN CONW						
2418/0378	12/18/2020	WD	Q	I	01	330,000
GRANTOR: PINTER BRIAN						
GRANTEE: MULLIGAN CORRINE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N12 W24 S12 W8 N2 W11 S2 W3 FST=[YR=1993] W10 S8 FGR=[YR=1993] S20 E20 N20 W20$ E10 N8$ S8 E10 S24 E16 N1 UOP=[YR=1993] E5 N3 W5 S3$ N3 E28 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS